



Grove Court

Arlesey,
Bedfordshire, SG15 6UZ
£167,500

country
properties

This one-bedroom apartment is being offered chain-free with a 990-year lease remaining and is conveniently located just a short walk from Arlesey train station. The apartment also boasts off road parking and a garage.

- Garage and off road parking
- Excellent commuter access into London via Arlesey main line station and easy access to A1 (M)
- Short walk to Arlesey train station
- Well maintained communal gardens laid mainly to lawn

INTERNAL

SECOND FLOOR

Entrance Hall

Entry phone system. Electric radiator. Airing cupboard. Doors to Living Room, Bedroom and Bathroom.

Living Room

16' 1" max x 11' 5" max (4.91m max x 3.47m max) Window to front and side aspect. Wood effect flooring. Electric storage heater. Door into Kitchen.

Kitchen

10' 9" max x 7' 3" max (3.28m max x 2.20m max) Fitted kitchen with a range of base and wall units with roll top work surfaces over. Stainless steel sink and drainer unit with swan neck mixer tap over. Tiled splashbacks. Integrated electric oven and hob with extractor hood over. Plumbing and space for washing machine. Space for fridge/freezer. Large walk in pantry. Window to front aspect.



Bedroom

13' 0" max x 11' 6" max (3.96m max x 3.51m max) Window to front aspect. Fitted carpet. Wall mounted electric heater.

Bathroom

Bathroom suite comprising of pedestal wash hand basin, low level WC and panel enclosed bath with shower over, glass shower screen to side. Fully tiled walls. Window to side aspect.

OUTSIDE

Communal Gardens

Access to extensive and well maintained grounds with communal gardens to front and rear. Seating areas. Bin store.

Garage and Parking

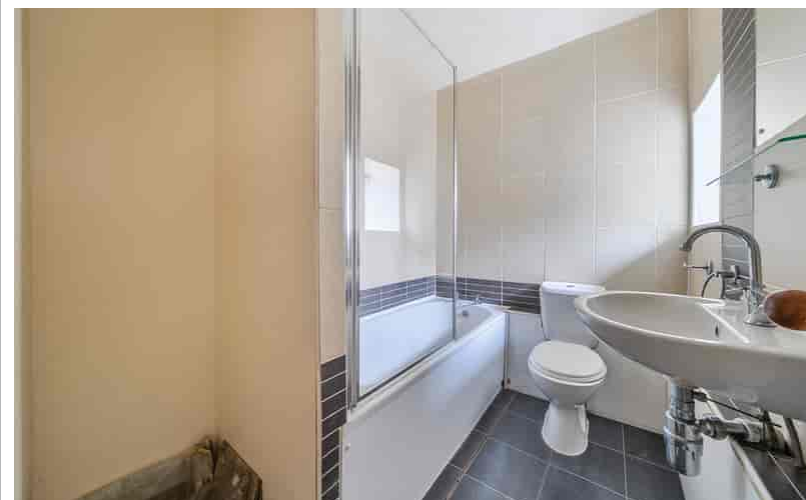
Garage en block with up and over door and parking space for front. Large communal car park.

Agents Note

Length of lease: 990 years remaining

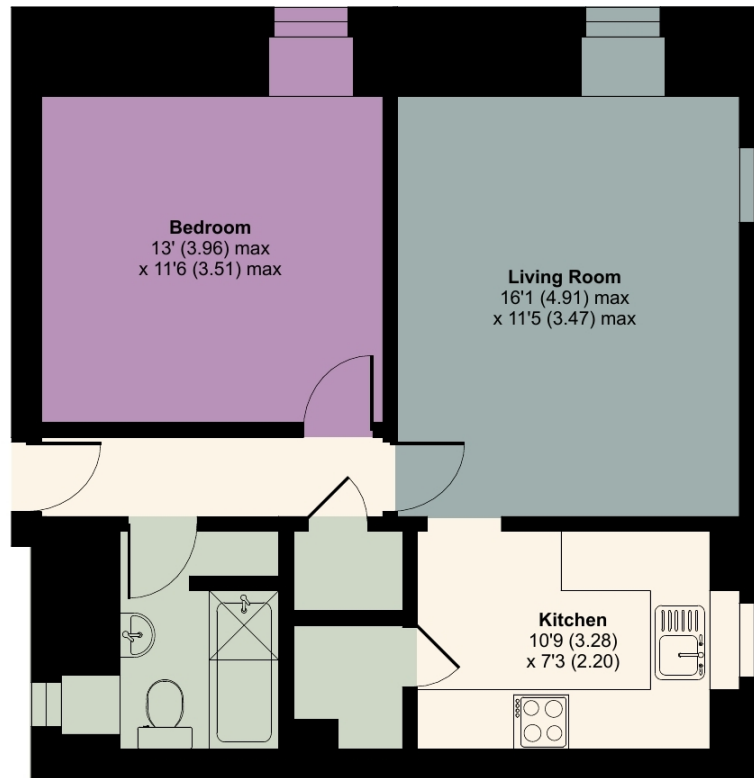
The vendor informs us that the annual service charge £1255.00 and no annual ground rent.

We advise any buyer to check this information with their legal representative prior to exchange of contracts.



Approximate Area = 488 sq ft / 45.3 sq m

For identification only - Not to scale



SECOND FLOOR

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | 78 |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | 65 |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| | | EU Directive 2002/91/EC |

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1399747



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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